



AG SERVICES

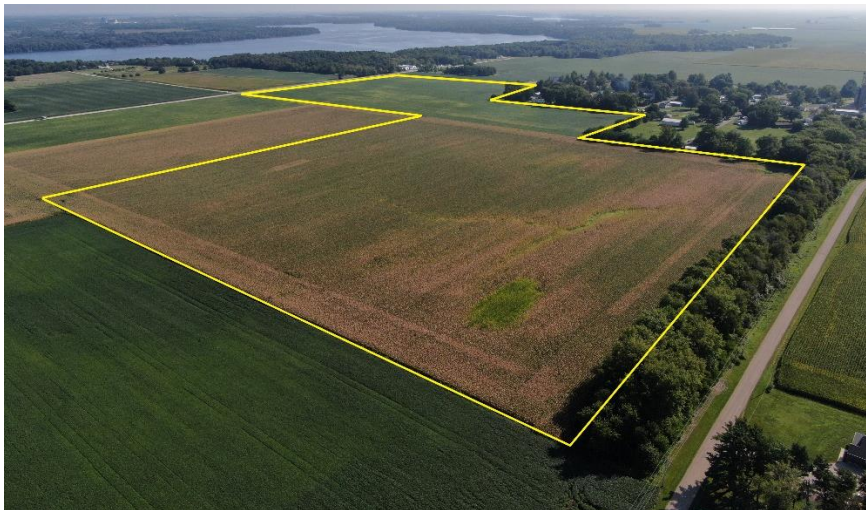
6 Heartland Drive Suite A
Bloomington, IL 61704

Presents the:

The Mayall Trust Farm

77.7 Acres +/-

**Creek Township
DeWitt County, Illinois**



(Lines drawn are estimated)

Tyler Roth, Broker (309) 665-0958

troth@firstmid.com

David Klein, Designated Managing Broker (309) 665-0961 dklein@firstmid.com

GENERAL INFORMATION

| | |
|------------------------|--|
| SELLER(S): | Ralph & Alice Mayall Trust, Phil Mayall, Trustee |
| METHOD OF SALE: | Private Treaty Listing |
| DESCRIBED AS: | That part of Sections 9 & 10, Township 19 North, Range 3 East of the Third Principal Meridian, Dewitt County, Illinois lying north and west of the Village of Lane, IL. Complete legal description is on page 9. |
| LOCATION: | Adjacent to the west side of Lane, IL 5 miles east/southeast of Clinton, IL 15 miles northeast of Decatur, IL |
| LISTING PRICE: | \$16,700.00 per acre or \$1,297,590.00 based upon 77.7 tax acres |
| FEATURES: | High percentage tillable Near excellent grain markets Soil Productivity Index of 138.3 |
| PIPELINE: | A pipeline easement crosses the farm from northeast to southwest. |



INQUIRIES REGARDING THE FARM MAY BE MADE TO:

Tyler Roth, Broker at 309-665-0958 or 217-898-6437

David Klein, Designated Managing Broker 309-665-0961 or 309-261-3117

dklein@firstmid.com

firstmidag.co



TERMS AND CONDITIONS

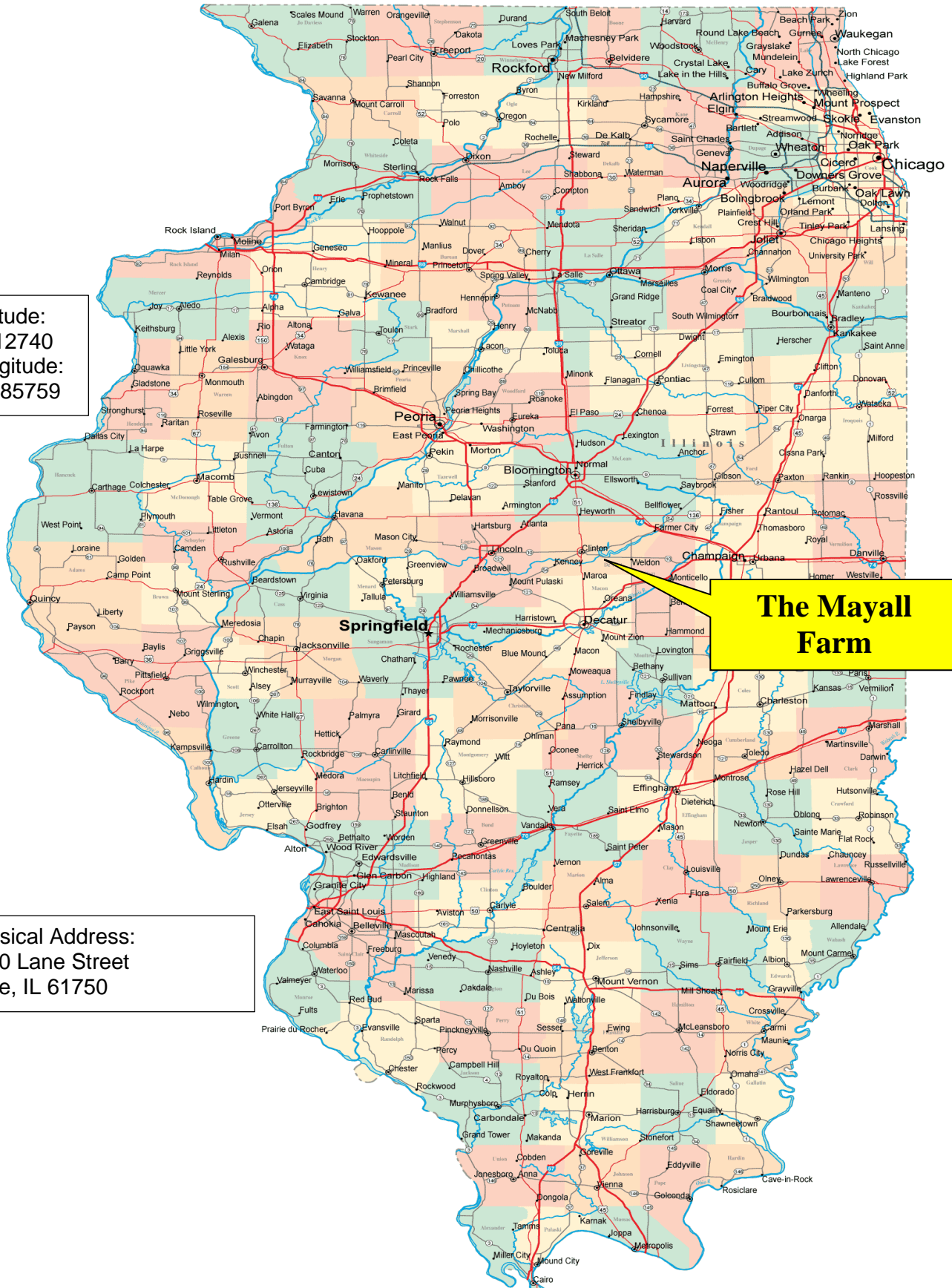
| | |
|--------------------------------|---|
| CONTRACT: | Buyer(s) will enter into a Seller provided contract with a 10% down payment, and the balance due within 30 days, unless otherwise agreed to by the Sellers. All property will be sold “as is”. |
| TITLE: | Title policy in the amount of the sale price, subject to standard and usual exceptions, to be furnished by the Seller to the Buyer. |
| LEASE & POSSESSION: | The farm is rented under an agricultural lease for 2023. The Seller will retain the 2023 cash rent. The lease has been terminated for 2024. Possession will be granted following harvest of the 2023 crop. |
| REAL ESTATE TAXES: | The Seller will has paid the 2022 real estate taxes due in 2023. Buyer will receive a credit at closing for the estimated 2023 real estate taxes due in 2024. |
| MINERALS: | All mineral rights owned by the Sellers will be conveyed. |
| DISCLAIMER: | The information provided is believed to be accurate and representative. However, it is subject to verification and no liability for error or omissions is assumed. The property is being sold “as is”. There are no warranties, expressed or implied, as to the information herein contained, and it is recommended that all Buyers make an independent inspection of the property. |
| AGENCY: | Tyler Roth is the designated agent with First Mid Wealth Management Company and represents the Sellers in this transaction. |



AREA MAP

Latitude:
40.12740
Longitude:
-88.85759

Physical Address:
4870 Lane Street
Lane, IL 61750



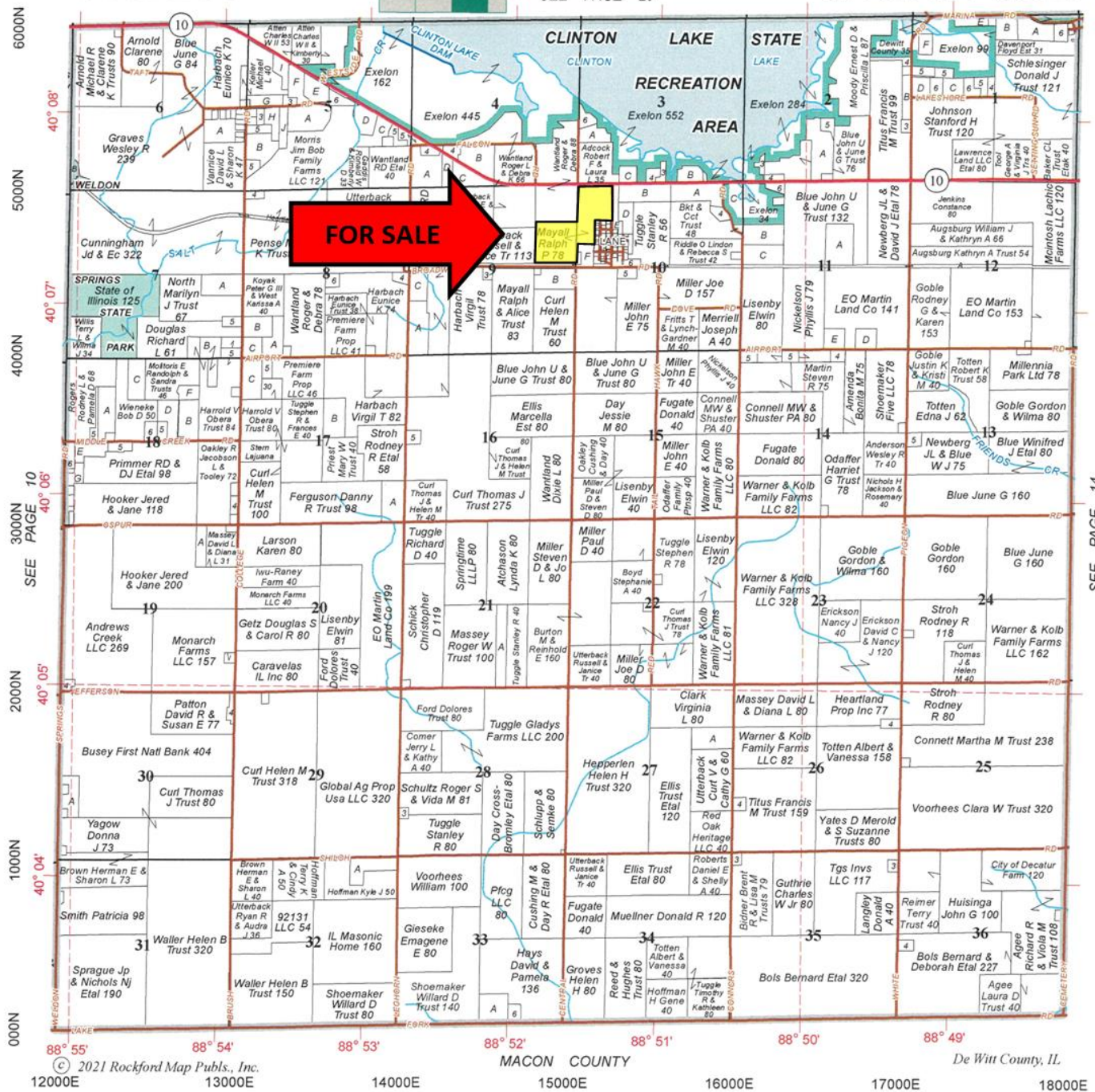
PLAT MAP

Refer to page 39 for keyed parcels

CREEK

SEE PAGE 20

T.19N.-R.3E.



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AERIAL PHOTOGRAPH



Source: AgriData, Inc All lines are approximate.

FSA INFORMATION

| | |
|------------------------------|----------------------------------|
| FSA FARM # / TRACT # | 3827 |
| HEL (Highly Erodible) STATUS | NHEL |
| WETLANDS PRESENCE | Tract does not contain a wetland |
| FSA FARMLAND ACRES | 77.94 |
| DCP CROPLAND ACRES | 77.94 |
| CORN BASE ACRES | 38.2 |
| PLC YIELD CORN | 153 |
| SOYBEAN BASE ACRES | 41.3 |
| PLC YIELD SOYBEANS | 49 |
| WHEAT BASE ACRES | 0 |
| PLC YIELD WHEAT | 0 |

For the 2023 program year, farm is enrolled in PLC for corn and ARC-County for soybeans.

Source: Dewitt County, Illinois USDA FSA Office

ADDITIONAL INFORMATION

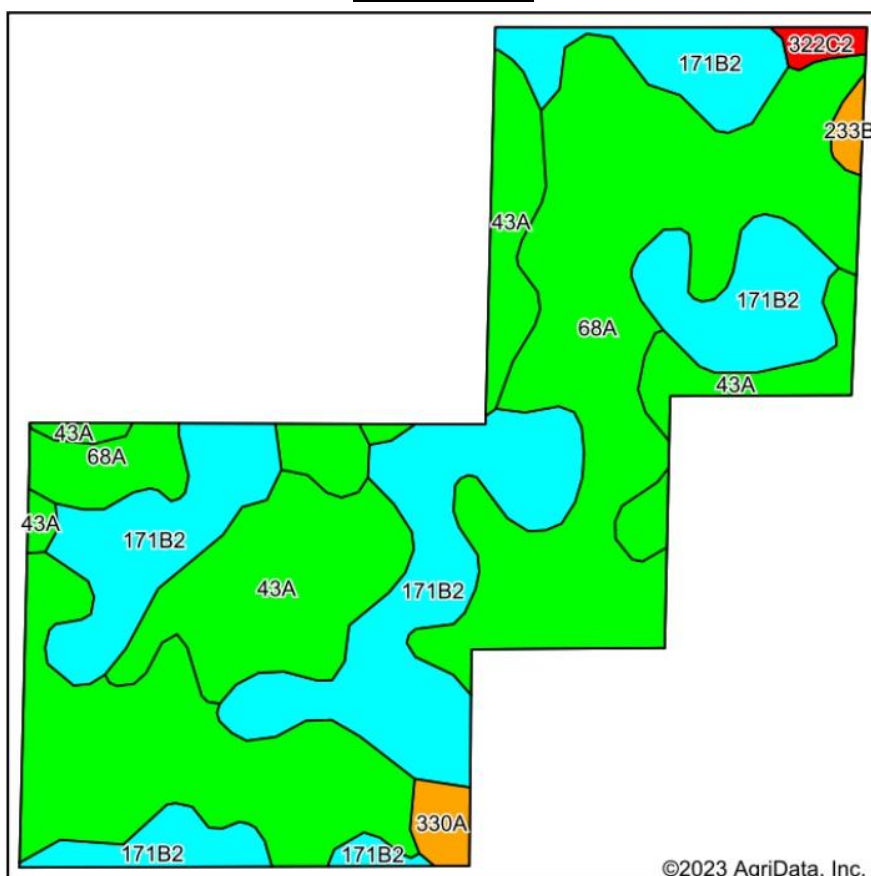
REAL ESTATE TAX INFORMATION:

| <u>Parcel #</u> | <u>Total Tax Acres</u> | <u>2022 Assessment</u> | <u>2022 Tax Rate</u> | <u>2022 Taxes Paid in 2023</u> |
|-----------------|------------------------|------------------------|----------------------|--------------------------------|
| 13-09-200-006 | 77.7 | \$50,172 | 5.84769 | \$2,933.90 |

Taxing bodies: Clinton #15, Dewitt County Tax, Creek Road District, Creek Township, Dewitt Ambulance District, FPD Clinton Comm, MTA2-Creek/Nixon, Richland Jr. College #537, V. Warner Library, Water ATH Mahomet Valley, Creek Union #1



SOIL MAP



Source: AgriData, Inc. All lines and estimates are approximate.

| <u>Soil Name</u> | <u>Acres</u> | <u>Soil #</u> | <u>Corn Bu/A</u> | <u>Soybeans Bu/A</u> | <u>Soil Productivity 811</u> | <u>Approx. % Soil</u> |
|---|--------------|---------------|------------------|----------------------|------------------------------|-----------------------|
| Sable silty clay loam, 0 to 2 percent slopes | 36.71 | 68A | 192 | 63 | 143 | 47.1% |
| Catlin silt loam, 2 to 5 percent slopes | 25.05 | 171B2** | 178** | 56** | 131** | 32.1% |
| Ipava silt loam, 0 to 2 percent slopes | 14.22 | 43A | 1191 | 62 | 142 | 18.2% |
| Peotone silty clay loam, 0 to 2 percent slopes | .92 | 330A | 164 | 55 | 123 | 1.2% |
| Russell silt loam, Bloomington Ridged Plain, 5 to 10 percent slopes, eroded | .58 | 322C2** | 149** | 47** | 108** | 0.7% |
| Birkbeck silt loam, 2 to 5 percent slopes | .46 | 233B** | 165** | 51** | 121** | 0.6% |
| Estimated Weighted Soil Productivity using Bulletin 811: | | | | | 138.3trot | 100% |

The University of Illinois updated Soil Productivity Ratings for Illinois in August, 2000 with Bulletin 811. **The highest possible SOIL P.I. is now 147.** For those that prefer to use the weighted corn yield PI, AgriData estimates a 174.3 weighted average and 56 on soybean yield PI for this farm.

** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3.

Legal Description of Ralph and Alice Mayall Trust Farm

TRACT 1: 4.32 acres off of the full South end of the Northeast 1/4 of the Northeast 1/4 of Section 9; also, 36.40 acres off of the full North end of the Southeast 1/4 of the Northeast 1/4 of Section 9, being all of said Subdivision lying North of the C. H. and W., now I.C. RR. Co.; also, 2.25 acres lying South of said Railroad, except 1 acre off of the full South end thereof, all in Township 19 North, Range 3 East of the 3rd Principal Meridian, situated in the County of DeWitt, in the State of Illinois.

TRACT 2: Beginning at the Northwest corner of Section 10, Township 19 North, Range 3 East of the 3rd Principal Meridian, thence South 1344 feet to a stone at the Southwest corner of the Northwest 1/4 of the Northwest 1/4 of Section 10 described above, thence South along a fence 559 feet to a corner post in that fence, thence East 564 1/2 feet to a corner post on the West line of the Original Town of Lane, thence North upon said line and along the West lines of the First Addition and Second Addition to the Original Town of Lane, a distance of 756 feet to a hedge corner post at the Northwest corner of said Second Addition to the Original Town of Lane, thence East along and upon the North line of said Addition, 760 feet to a point in the line between the Northwest 1/4 and the Northeast 1/4 of the Northwest 1/4 of Section 10 above described (which point is 30 feet North of a steel fence corner post on said quarter-quarter section line and lies in an abandoned county highway), thence North 1176 feet along and upon said quarter-quarter section line to the center of State Bond Issue Route No. 120 (which is also the North line of Section 10 above described), thence West on said North Section line 1323 feet to the point of beginning, situated in the County of DeWitt, in the State of Illinois,